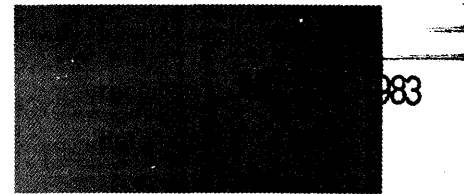


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Walters <sup>House</sup> ~~Residence~~  
and/or common Stone, Gallagher & Byrne Law Offices

2. Location

street & number 221 Willey Street \_\_\_ not for publication  
city, town Morgantown \_\_\_ vicinity of ~~Monongalia district~~  
state West Virginia code 54 county Monongalia code 061

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name SGB, Inc.  
street & number 221 Willey Street  
city, town Morgantown \_\_\_ vicinity of state West Virginia

5. Location of Legal Description

courthouse, registry of deeds, etc. Monongalia County Courthouse  
street & number High and Walnut Streets  
city, town Morgantown state West Virginia

6. Representation in Existing Surveys

title W.Va. Historic Properties Inventory has this property been determined eligible? \_\_\_ yes  no  
date May 1983 \_\_\_ federal  state \_\_\_ county \_\_\_ local  
depository for survey records Historic Preservation Unit, Department of Culture and History,  
Cultural Center, Capitol Complex  
city, town Charleston state West Virginia

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

## Describe the present and original (if known) physical appearance

This two-story brick late Queen Anne Revival house was built about 1900-1901. Built as Morgantown was just beginning to expand north of Willey Street, this house is now one of the last unaltered residences in the downtown area, and it has been restored to excellent condition (at least on the first floor) by the current tenants. The house is built in stretcher bond brick, sits on a foundation of rusticated stone laid in an ashlar pattern and has a hip and cross gable roof. The Queen Anne Revival features include the tower on the southeast corner (which apparently never had a conical roof), the use of varied building materials (brick, rusticated stone sills and lintels, wood porch) and the ornate woodwork and stained glass on the interior.

The south facade is the main facade and features the three-story tower in the southeast corner. The cornice on the tower is now aluminum, but the original wood may still be under this. The tower is now topped with a wrought-iron balustrade, but a 1966 photograph of downtown Morgantown shows it with a wooden balustrade. The cornice on the main part of the house is wood with scroll-like modillions. The roof of the house is now asphalt shingle but was probably originally slate, from markings on the Sanborn Insurance Maps showing a non-combustible roof. The south facade has a hipped dormer on the roof, with a double-hung 1/1 window; this window, in the 1966 photograph, seems to have been a casement window or at least one with a vertical instead of horizontal division. Two brick chimneys are visible from the south facade, one on the west side of the house and one on the east; the west chimney is particularly tall, and both feature the decorative brick work common on Morgantown chimneys dating from the early 20th century. Windows on this facade have rusticated stone sills and lintels, except that the third-floor tower windows have no lintels. The glass on first and second-floor tower windows is curved to match the curve of the tower, but the third-floor windows have flat sheets of glass. Window sash on the first and second floors is wood, with metal on the third floor. The multi-light second floor front window in the center of the house may be a later addition. The wraparound porch on the south and part of the west facades would be typical of a Queen Anne Revival house, while the triangular pediment and dentil motifs on the pediment and cornice indicate an interest in Neo-Classical Revival detailing. The doric columns of the porch rest on brick bases, which, in turn, are supported by rusticated stone pillars. A wood balustrade connects the brick bases of the columns, and there is wood lattice work under the porch floor between the stone pillars. A door on the west end of the south facade, off the porch, is original, as is the front door with its single-light side lights and leaded glass transom, another Neo-Classical Revival detail. The irregular massing and floor plan of the house, typical of the Queen Anne Revival, is also evident from the south facade.

The east facade also has double-hung 1/1 windows with rusticated stone sills and lintels. The gable on the east side has wood shingle siding and a stained glass window. There is a projecting bay on the center of the east side that is set off by a vertical moulded brick border at the corners. There are two vertical stained glass windows on the north end of the east side at the first floor level. On the north east corner is a back porch now sided with bevelled wood siding on the east side and aluminum siding on the west side; the north side is made of concrete blocks. This shed-roof addition grew out of a porch that was shown on Sanborn maps before 1927 as a 1-story wood porch flush with the wall of the main house; by 1927, the map shows the porch had been expanded, probably as a room--its present use--out to the line of the projecting bay on the east side. The wood cornice with scroll-like modillions extends around the east side of the house. There are two shed-roof dormers on the east side, one facing east and one facing north.

The north facade also has double-hung 1/1 windows with rusticated stone sills and lintels and continues the cornice from the rest of the house. The gable end is again sided with wood shingle siding and includes a double-hung 1/1 window. The 1927 Sanborn map shows the addition of a tile garage on the north side of the house between the northeast porch and the present porch on the

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north end of the west facade. There are a few holes in the north wall that indicate where something might have been attached to the main house between the first and second floors, and a few loose tiles remain around the foundation area of the northeast porch, but the garage has been gone since at least 1970. It also was clearly not part of the original house, first appearing on the map in 1927 to indicate a construction date of between 1921 and 1927.

The west facade is now blocked by the Masonic Temple, unfortunately. There is a one-story wood porch on the north end of this facade, with fluted wood pillars, a wood balustrade and doors off the porch to the west and north. Most windows on this facade are double-hung 1/1 with rusticated stone lintels and sills. There are, however, several stained glass windows on this facade, including a large one on the first floor which has a semi-circular stone arch of rusticated stone voussoirs. There are two stained glass windows, the second-floor one covered with plexiglass, on the stairway at the south end of the west facade. The west gable is more ornate than the others, with a semi-circular arch in the peak and two small columns flanking a window in the bottom half of the gable. Again, the cornice continues from the rest of the house.

The interior has seen very few changes, considering the house's long use as a rooming house and/or fraternity house. The entry hall features a fireplace and grand staircase up to the third floor, with stained glass windows on the landings. The windows on the staircase and also in the middle room on the first floor feature a locking mechanism patented by Sole Manufacturing in 1892, 1897 and 1899; the windows operate like casement windows but open in one section instead of two as casement windows do. There are French doors into the first floor tower room and the first floor center room with solid sliding wood doors between the entry area and middle room. Much of the woodwork in the house, on the first floor, is fluted or decorated with garlands and other classical motifs, such as egg & dart molding and pediment lintels. The only major remodeling on the first floor is in the northeast room, in what was once the porch. Woodwork is unpainted. Woodwork on the second and third floors is also unpainted and has remained in excellent condition, with transoms still on the doors. There are fireplaces in several upstairs rooms that have not been altered. The original high ceilings remain in the rooms. The second and third floors are now used as sleeping rooms by students, and there is a basement apartment for a student. The first floor consists of the offices of Stone, Gallagher and Byrne, attorneys and C.P.A.s.

There are currently no outbuildings, although the Sanborn maps for 1904 (first to show this section of Morgantown), 1906 and 1911 show a 1½-story wood stable in back with a 1-story wood frame outbuilding attached on the west side; these buildings sat on the north property line of the building, on land that would now be part of the City parking lot. By 1921, the stable area was shown as a dwelling, and, for many years, this seems to have been 221½ Willey Street in the city directories and on the Sanborn maps.

The house is now bounded by Willey Street on the south, the Masonic Temple on the west, and City parking lots on the north and east sides.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1900-1901      **Builder/Architect** unknown

**Statement of Significance (in one paragraph)**

The Walters House is significant architecturally as one of the last remaining buildings in downtown Morgantown to reflect the period when "downtown" was the place for prominent residents to live; a late Queen Anne Revival house built in 1900-1901, it is one of the few residences of this period in the downtown that has not been significantly altered either on the exterior or interior, and it still retains excellent Queen Anne Revival and Neo-Classical Revival detailing in the woodwork; the house has not been identified as the work of any Morgantown architect or any other architect, and, although significant architecturally, it is not identified with any prominent residents, having been used as a rooming house and fraternity house for many years.

The land for this house was conveyed by William E. and Mary A. Glasscock to Mary S. Walters on December 22, 1899. At the time of the sale, Glasscock was serving as circuit clerk of Monongalia County and was studying law at West Virginia University; he would later become governor of West Virginia, but it is clear that he never lived in this house. Mary Walters, the widow of Ephraim, recorded her deed on December 21, 1901. The land books show the property as unimproved for the years 1900-1901, when the owner is listed as Glasscock. The land books show the property as improved in 1902, when the entry is under Mary S. Walters. Therefore, we can date the construction from 1900-1901. No further identification for Mary or Ephraim Walters was available, and Mary was only shown as living in the house in the 1906 directory for Morgantown (the earliest directories are 1901, 1906, 1909 and 1914).

At the time this house was built, Morgantown was just beginning to expand beyond its original boundaries of North Boundary Street (Willey Street), Decker's Creek and the Monongahela River. James Morton Callahan, in his History of the Making of Morgantown, West Virginia, noted that "one of the most prominent features of the period since 1900 is the retreat of residences from the advance of business, resulting in the erection of many new residences on Spruce Street and in what was once regarded as suburban sections across Deckers Creek and north of Willey, or across Falling Run, or Deep Hollow." The South Park section of the city was also being constructed at this time, but some residents thought that was too far from downtown to be a desirable location to live, so the north side of Willey Street would have been a prime location.

Mary S. Walters died intestate on November 11, 1913, leaving Wyatt L. Holmes, Priscilla A. Samsell, Chauncey W. Huston, C. Russell Huston and Louise Krebs as her heirs. They owned the property until July 15, 1920, when they sold it to Ona Fling. The city directories for these years show that the house was the residence of Rev. William H. Berry and his wife Venetia in 1915/16 and 1918/19; Berry was the rector of St. Paul's Lutheran Church. The 1920/21 directory shows this property as the Sigma Nu Fraternity House; Sigma Nu was established on the WVU campus in 1904 and grew out of Alfred Guild, an English letter fraternity organized in 1902.

Ona Fling, the widow of General Fling, lived in this property from about 1920 to her death in 1931; during the later years of her life (approximately 1929-31), she is identified in the city directories as renting furnished rooms here, and one of the residents in 1931 was Elsie Fling Price, one of her heirs.

When Fling died on August 27, 1931, she left the property to her heirs: Elsie Fling Price, Fae Fling Weimer and G. Cecil Weimer. The 1935 directory seems to show that the tenants, William C. and Kathleen Taylor, may have been operating a boarding house here. From the late

# 9. Major Bibliographical References

Morgantown City Directories (1901-1982); Monongalia County Deed Books and Assessor's Records (Land Books); Sanborn Insurance Maps for 1904, 1906, 1911, 1921 and 1927; Ambler, Charles H. A History of Education in West Virginia. Huntington, WV: Standard Printing & Publishing Co., 1951; Callahan, James Morton. History of the Making of Morgantown, West Virginia. Morgantown; WVU Studies in History, 1926.

# 10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Morgantown North

Quadrangle scale 1:24000

UMT References

A	<u>17</u>	<u>5898110</u>	<u>43872310</u>
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

**Verbal boundary description and justification** Beginning at a point on the North side of Willey Street, a corner to that property formerly owned by R. C. Berkley, now owned by the Episcopal Church, and running thence with a line in a Northerly direction and right angle with Willey Street a distance of 139 feet to a stake, a corner to property formerly designated as the Boughmar Estate; thence (cont.)

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title Historic Preservation Seminar; Stone, Gallagher & Bryne

organization West Virginia University date May 1983

221 Willey Street, Morgantown 26505 (SGB) (304) 296-2571 (SGB)

street & number Department of History, WVU telephone (304) 293-2421 (History)

city or town Morgantown state West Virginia

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date July 13, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 8/8/83

Shelley Byers  
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior  
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1930s through the early 1940s, the house was the Sigma Phi Epsilon Fraternity House; this fraternity was organized at WVU in 1903. In 1943, this was the Tau Kappa Epsilon Fraternity House; that group first appeared at WVU in 1923. From 1937 through 1974, 221½ Willey is shown as a separate address; from the Sanborn maps, it appears that this was the frame house on the back of the property that has since been torn down. It was basically a rental property and has not been traced further.

By 1945, Elsie Fling Price was living in the house again; she was listed as the widow of Arthur C. Price and appears to have been renting furnished rooms in the building, although the only tenants shown in the directory were those listed at 221½ Willey. Elsie Fling Price lived here until she and Ona Fling's other heirs sold the property to Ivan M. and Ades Shahan Bowers on May 1, 1951.

Ivan Bowers ran the Bowers' Romming House at 447 High Street in downtown Morgantown, while he also operated furnished rooms at 479 High Street. The Bowers' continued to operate at least the furnished rooms at 479 High Street until 1960; no identification was given for them in the 1961 or 1962 directories, but they were listed as retired by 1964. The tenant at 221½ Willey from the late 1950s through about 1967 was Edgar H. Weimer; a mason for R.S. Corson Co. (general contractors), he lived here with his wife Dorothy through his retirement. He may have been a relative of Ona Fling, since some of her heirs were Weimers.

In 1965, Ivan and Ades Shahan Bowers conveyed the property to the trustees of Trinity Episcopal Church of Morgantown. They held it until 1981, when it was conveyed to SGB, Inc., the present owners. While Trinity Church was the owner, the house was rented to students briefly and then became the home of the University Christian Council about 1971. While the home of the UCC, the second and third floors were rented to students, as they are today. Popularly known as the "Bennett House", the UCC offices also housed the Women's Information Center, Rape Information Service and other related services oriented toward the student community and general public. The UCC was last listed as a tenant in 1979, and Stone Gallagher and Byrne moved into the building in 1982.

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with said Boughner Estate line and parallel with the line of the Northern line of Willey Street in a Westerly direction a distance of 41 feet to an iron pin in the Eastern side of an 8-foot private alley; thence with the line of said private alley in a Southerly direction and parallel with the line of the said Episcopal Church property, a distance of 139 feet to the line of the North side of Willey Street; and thence with the line of Willey Street in an Easterly direction 41 feet to the place of beginning.

See the attached plat of the survey as the sketch map.

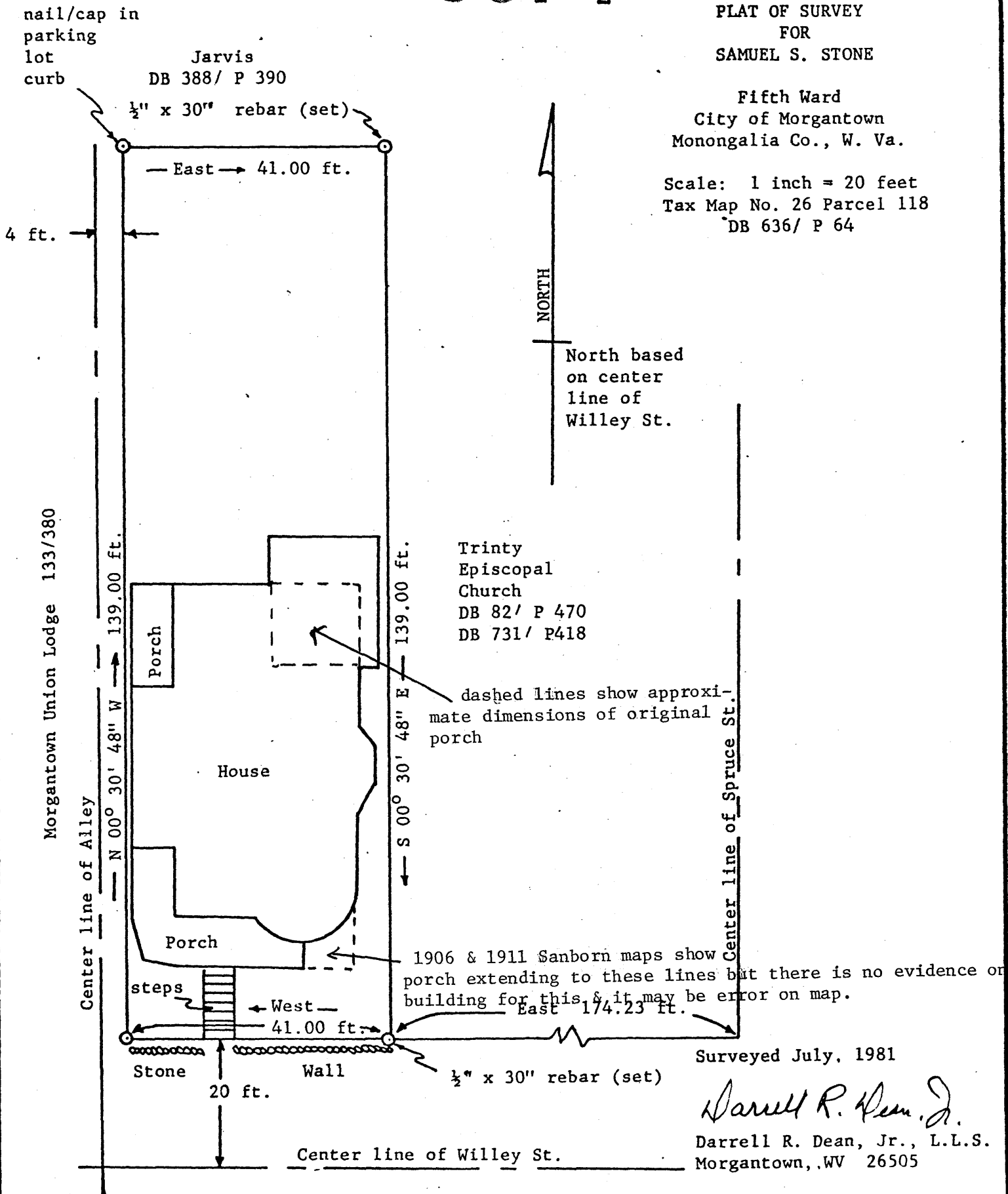
# COPY

Walters House (Monongalia County)

PLAT OF SURVEY  
FOR  
SAMUEL S. STONE

Fifth Ward  
City of Morgantown  
Monongalia Co., W. Va.

Scale: 1 inch = 20 feet  
Tax Map No. 26 Parcel 118  
DB 636/ P 64



nail/cap in parking lot curb

Jarvis DB 388/ P 390

1/2" x 30" rebar (set)

East → 41.00 ft.

4 ft.

Morgantown Union Lodge 133/380

Center line of Alley

N 00° 30' 48" W → 139.00 ft.

Porch

House

Porch

steps

West ←

← 41.00 ft. →

Stone

20 ft.

Wall

1/2" x 30" rebar (set)

Center line of Willey St.

NORTH

North based on center line of Willey St.

Trinity Episcopal Church  
DB 82/ P 470  
DB 731/ P 418

dashed lines show approximate dimensions of original porch

1906 & 1911 Sanborn maps show porch extending to these lines but there is no evidence of building for this & it may be error on map.

East → 174.23 ft.

Center line of Spruce St.

Surveyed July, 1981

*Darrell R. Dean, Jr.*  
Darrell R. Dean, Jr., L.L.S.  
Morgantown, WV 26505